

140.0

0003

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 819,500 /

USE VALUE: 819,500 /

ASSESSed: 819,500 /

Total Card /

Total Parcel

819,500

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11/29/17

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!10822!

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Owner 1:	GRAGOUDAS NICHOLAS			
Owner 2:				
Owner 3:				
Street 1:	49 HIGHLAND AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476	Type:		

PREVIOUS OWNER

Owner 1:	CARROLL THOMAS J JR/TRS -			
Owner 2:	MOCCIA TRUST -			
Street 1:	49 HIGHLAND AVE			
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		
Postal:	02476			

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Wood Shingle Exterior and 1522 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4386		Sq. Ft.	Site		0	80.	1.26	9									441,263						441,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4386.000	378,200		441,300	819,500
Total Card	0.101	378,200		441,300	819,500
Total Parcel	0.101	378,200		441,300	819,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	538.44	/Parcel:	538.44

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	378,200	0	4,386.	441,300	819,500		Year end	12/23/2021
2021	101	FV	367,300	0	4,386.	441,300	808,600		Year End Roll	12/10/2020
2020	101	FV	276,500	0	4,386.	441,300	717,800	717,800	Year End Roll	12/18/2019
2019	101	FV	219,200	0	4,386.	413,700	632,900	632,900	Year End Roll	1/3/2019
2018	101	FV	219,300	0	4,386.	342,000	561,300	561,300	Year End Roll	12/20/2017
2017	101	FV	219,300	0	4,386.	314,400	533,700	533,700	Year End Roll	1/3/2017
2016	101	FV	219,300	0	4,386.	286,800	506,100	506,100	Year End	1/4/2016
2015	101	FV	207,000	0	4,386.	281,300	488,300	488,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARROLL THOMAS	1559-92	1	7/2/2020		905,000	No	No		
MOCCIA PATRICIA	1333-93		2/20/2007	Family		1	No	No	
CARROLL JANE/TR	1233-186		2/22/2001	Family	175,000	No	No		
CARROLL JANE	1203-67		4/9/1999	Convenience		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2007	251	Manual	2,000					replace fr porch f
9/12/2001	642	Foundati	600	C				5X6 FOUNDATION
7/15/2001	453	Porch	400	C				REMOVE 7X7-BUILD 5

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
11/29/2017	Meas/Inspect	HS	Hanne S
11/13/2008	Meas/Inspect	163	PATRIOT
11/23/1999	Mailer Sent		
11/15/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA

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